

**HANSON PLANNING BOARD
MINUTES OF THE PUBLIC MEETING OF
SEPTEMBER 21, 2015 AT 7:00 PM
HANSON TOWN HALL, MEETING ROOM A**

A meeting of the Town of Hanson Planning Board was called to order at 7:00 PM by Chairman Ellis in Meeting Room A on the third floor of the Town Hall

Members present: Donald Ellis, Chairman
Joseph Gamache, Vice-Chair
Joseph Weeks, Clerk
Stephen Regan, Member
John Kemmett, Member

Also present: Laurie Muncy, Town Planner
Virginia Costley, Administrative Assistant

At the start of the meeting, the members of the Planning Board received a surprise visit from three Boy Scout members of Troop 34 who were interested in seeing Town Government at work. The Boy Scouts present were Anthony Hajjar, Timothy Woodward and John Gillet. The boys were accompanied by Diane Gillet.

APPOINTMENTS

7:00 PM – Appointment with Kathryn Vaughn for an informal discussion regarding Dove Lane/Quail Estates sub-division

Mrs. Vaughn was represented by her attorney George Boerger. In attendance also was Mrs. Vaughn's daughter Robin. Ms. Vaughn wanted to inquire if the Board would grant some leeway in making changes to the roadway construction and the requirements. Atty. Boerger stated that before they file for any modifications or official amendments from the earlier subdivision approved back in 2009, they had some general thoughts to discuss with the Board for feedback before spending money on engineering.

The house at the start of the subdivision has been lived in by Mr. and Mrs. Vaughn for over 35 years. The subdivision has 5 lots, one of which is the Vaughn's current residence. So, essentially the Board is looking at a net gain of 4 lots.

Going through the Vaughn's questions, Atty. Boerger, looking at the approved Plans, asked if there was any way the width of the roadway could be reduced down to less than 26'. He asked if this is something the Board would be open to and what would be the minimum width the Board would require. The Vaughn's are concerned with the cost of the road. If you have a 40' right of way and a 26' road, that's 7' on each side. So they would stick with the same width on each side. Given the fact that there are only 4 houses accessing this road, it is not a major road. Other questions they wanted the Board to consider were:

- Underground utilities – Is there ability to have above ground utilities.
- The current plan calls for granite curbing – They would like to do a Cape Cod berm.

- Current plan calls for sidewalks – Could that be waived.
- Plan calls for a decorative wall at onset of subdivision – They prefer to have just a road sign.
- With respect to the water line, it looks like there are two water lines, may be a loop requirement, may be a water department issue.
- Drainage issues – They would need to talk to engineers.
- Current house sits at 131 E. Washington Street – There are different setback requirements depending if the house is on the front of the lot, side of the lot or back of the lot. When Dove Lane is the front of the lot you can see the envelope that is drawn, and there is an issue because of the front setback requirement and essentially the garage is there. If E. Washington Street could be considered the front of this corner lot, with the setbacks, especially if Dove Lane is narrowed slightly, then the house fits in the envelope – only issue would be E. Washington Street would be the frontage for this lot – proposed lot 5, as opposed to Dove Lane, so that would rectify the issue with the house.
- Plan calls for lamppost lights on each lot and a tremendous amount of greenery.

Mr. Ellis addressed the lamppost lights. Usually this is up to the individual that buys and develops the lots and would be part of the restrictions. When the lots are sold, the lampposts are on a system that come on at dusk and go off in the morning. This is usually done with a Covenant that is given to the potential buyers.

Mr. Ellis explained that the width of the road is to allow emergency vehicles to get in and out easily. This is a tough one. Mr. Ellis suggested that she could go down to 24'. Ms. Muncy suggested to Atty. Boerger that they could make a requirement that this road is never accepted and a homeowners association be established to care for the maintenance. Also, the Planning Board now requires 4-1/2" of paving.

As to the granite curbing, if the cul de sac is eventually accepted by the Town, not having granite curbing would be problematic in terms of plowing. The Board is in favor of granite curbing because the plows tend to rip up Cape Cod berms and in the Spring you're left with nothing but a big pile of asphalt chunks. Granite also guides the flow of stormwater.

The underground utilities are to be determined by the light company. If the light company did allow poles on street rather than underground, it would have to come back before the Planning Board for approval.

The approved Plan calls for sidewalks. As there are four proposed houses, Mr. Ellis was not in favor of changing this on the Plan nor was Mr. Weeks. The Board was okay with a street sign versus a decorative wall, but a stop sign would also be necessary.

As to repositioning Lot 5 to show that the front is on E. Washington Street as opposed to being on Dove Lane impacting the difference between the setbacks, Mr. Ellis replied that the By-law stated that the setbacks that are there now, if fronted off E. Washington Street don't have the required 150' of frontage on E. Washington Street.

A suggestion was made to do away with the island in the middle of the cul de sac which could eliminate the granite curbing. Mr. Ellis reiterated that the sidewalks would likely not be waived. Mr. Gamache mentioned that it is important to know that today's environmental and conservation rules are a little different. For instance, inside the catch basins you will probably need a separator and they will need to see details and updated plans for drainage. The Board agreed to waive the size requirement for the trees to a shorter height, possibly 5'. Mr. Kemmett commented that the trees and shrubs within the easement providing screening between detention basin embankment and the Gorman property are to remain including the new evergreen plantings.

7:15 PM Appointment with Mike Facchini to discuss a request to release Building #11 – Units 41, 42 and 43 from the Planning Board Covenant at Stonebridge Commons.

Mr. Facchini stated that all the above units are sold. All landscaping has been completed and the irrigation systems are in. The pathway is not connected to this particular unit, but it has been mowed. They are just waiting for trees to be cut. One is now able to walk the entire area through to Liberty Street.

Motion to accept release of Building #11: Joseph Gamache

Second: Joseph Weeks

Vote: 5-0-0

DISCUSSIONS

Brookside Estates

As Mr. Donald Shute and Mike Watson from S Bank could not attend the hearing, Brookside Estates is postponed and will be put on the next agenda.

Plymouth County Hospital Site

Ms. Muncy submitted Plans to the Board members for their review and any questions they might have. Also sent to the Board members was a Town Meeting article from 1999 which talks about the acquisition of the property and an easement for the Bonney site. Mr. Kemmett commented that he forwarded the Plan to the Community Preservation Committee.

Mr. Ahmed Barakat, 1479 Main Street

Ms. Muncy has been meeting with Mr. Barakat to get his site squared away. He has several closings scheduled next month. However, the next scheduled Planning Board meeting is not until October 26th, and Mr. Barakat needs to get the Plan signed. Therefore, Ms. Muncy has scheduled a special, brief meeting on September 28, 2015 at 7:00 PM to address Mr. Barakat's issue. Everyone said they could attend.

MINUTES

Minutes of January 12, 2015 were tabled.

Motion made to approve the minutes of June 22, 2015: Joseph Weeks

Second: Joseph Gamache

Vote: 5-0

Motion made to approve the minutes of August 10, 2015: Joseph Weeks

Second: John Kemmett

Vote: 3-0-0

Motion made to approve the minutes of August 24, 2015: Joseph Gamache
Second: John Kemmett
Vote: 4-0

ADJOURNMENT

Motion made to adjourn the meeting: Joseph Gamache
Second: Joseph Weeks
Vote: 5-0